

# PLANNING COMMISSION MEETING AGENDA

August 19, 2010 - 6:30 p.m.

City Council Chambers

Coon Rapids City Center

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| <ol style="list-style-type: none"><li>1. Pledge of Allegiance</li><li>2. Adopt Agenda</li><li>3. Approval of Minutes July 15, 2010</li></ol> |
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## 4. SITE PLAN APPROVAL

Case 10-16 Lyle Clemenson – Conversion and expansion of home into an office building and construction of an accessory building, 311 Northdale Boulevard

## 5. PORT MASTER PLAN

Case 10-15 Final Port Master Plan for Port Campus Square

## 6. COMPREHENSIVE PLAN AMENDMENT

Case 10-19 Text and Map Amendment Adopting the Port Campus Square Master Plan – Public Hearing

## 7. ZONE CHANGE

Case 10-20 Zone Change from General Commercial to Riverdale Station Transit District, west of Northdale Boulevard, north of the BNSF tracks and south of Riverdale Commons - Public Hearing

## 8. OTHER BUSINESS

## 9. September 2010 Tentative Agenda

## **COON RAPIDS PLANNING COMMISSION MEETING OF JULY 15, 2010**

The regular agenda meeting of the Coon Rapids Planning Commission was called to order by Chairman Naeve at 6:30 p.m.

Members Present: Chairman Naeve, Commissioners Jenny Geisler, Denise Hosch, Margaret Murphy, Theo Peterson and Julia Stevens.

Members Absent: None.

Staff Present: Community Development Director Marc Nevinski; Planner Scott Harlicker; and, Assistant City Attorney Doug Johnson.

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1. PLEDGE OF ALLEGIANCE
  2. ADOPTION OF THE AGENDA

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO ADOPT THE AGENDA AS PRESENTED. THE MOTION PASSED UNANIMOUSLY.

3. APPROVAL OF THE JUNE 17, 2010 REGULAR MINUTES

Commissioner Murphy requested a correction on Page 6, paragraph 6, to indicate: "...to create a great..."

MOTION BY COMMISSIONER MURPHY, SECONDED BY COMMISSIONER GEISLER, TO APPROVE THE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING OF JUNE 17, 2010, AS CORRECTED. THE MOTION PASSED (NAEVE AND STEVENS ABSTAINED).

4. ZONE CHANGE
- 4A. PLANNING CASE 10-13 – ZONE CHANGE FROM INDUSTRIAL TO OFFICE – COON RAPIDS BOULEVARD EXTENSION AND VALE STREET – PUBLIC HEARING CONTINUED

It was noted the city is requesting approval of a zone change from Industrial to Office in response to the 2030 Comprehensive Plan updates. The parcel is 11 acres in size and was mostly undeveloped.

Chairman Naeve explained the public hearing was continued from the last month's meeting.

John F. White, of Dot Storage at 9900 Vale Street, presented the Commission with a handout and explained his business took up 6.7 acres of the 11 acres on the proposed zone change parcel. He strongly opposed the rezoning of the property from Industrial to Office. He didn't feel that the property/business owners were allowed to make comment on the proposed zone changes.

Mr. White reviewed the location of his business within the 11 acre parcel stating he was hoping to expand in the future, which would not be allowed with the proposed zone change. With the

proposed zone change, his business would become a non-conforming use and would not be allowed to expand on the three acres he has been paying property taxes on for the past 12 years. Mr. White reviewed letters he received from staff in the past assuring him he could expand onto the three acres in the future. He indicated the economy was in a weakened state and he did not want the City to further jeopardize the vitality of his business. Mr. White requested the Commission consider denial of the zone change as there was not a demand of office space at this time.

Charlie Pfeiffer, Pfeiffer Company, 7200 Hemlock Lane in Maple Grove, presented the Commission with a handout and thanked the Commission for allowing him to speak this evening. Mr. Pfeiffer indicated the proposed zone change should be denied as the City had not gained enough information from the property owners.

Chairman Naeve questioned if the City sent public hearing notices to the property owners.

Community Development Director Nevinski explained the City was not required by State Statute to send the property owners notice of the public hearings. However, the Comprehensive Plan land use changes were well publicized and the same process was held by each municipality in the metro area.

Mr. Pfeiffer reviewed further objections he had to the rezoning. He explained the adjacent railroad was used frequently by Burlington Northern and would be quite a distraction to the parcel if it became office space. He felt the described office uses were inappropriate for the site. Mr. Pfeiffer indicated the proposed rezoning would not match the property location, the adjacent properties and would make it increasingly difficult to develop.

Sharon Schmidt, owner of an adjacent parcel, stated she has tried to sell her land to offices or industrial uses and FHA would not give financing due to the close proximity of the railroad. She explained the proposed rezoning would not be fair to the current property owners that have invested in their sites or to new potential developers. Ms. Schmidt requested the Commission deny the proposed rezoning.

Chairman Naeve closed the public hearing at 7:02 p.m., as no one else wished to address the Planning Commission.

Chairman Naeve asked for clarification on the current industrial zoning of Dot Storage.

Planner Harlicker stated this was a permitted use within the industrial zoning district and outdoor storage was a conditional use.

Commissioner Geisler stated the Commission reviewed each parcel in the City when reviewing the Comprehensive Plan. The Comprehensive Plan guides where development should go in the future and this parcel was proposed to be a buffer to the adjacent multi-family by becoming office. This was approved by the Council last September following numerous public hearings and open houses. She felt the rezoning was a housekeeping issue and felt the current uses could continue as is.

Commissioner Murphy agreed with these comments stating the Commission was looking to the future for this parcel and how it should redevelop.

Chairman Naeve explained the Commission did not review the market needs of the City. She commented that Office was the appropriate land use for this site due to the location and uniqueness of this parcel. She requested further information from staff on non-conforming uses.

City Attorney Johnson explained non-conforming uses are allowed to continue operation in the City with repairs allowed, but expansion of the use was not allowed. The businesses could continue to operate as long as the property was maintained and in compliance with applicable building codes.

Commissioner Peterson asked if expansion could be approved for these businesses.

City Attorney Johnson stated expansion could only be completed on non-conforming residential homes. He indicated the law was in a constant state of flux for non-conforming uses.

Chairman Naeve questioned if the parcel could be split in half to allow the mini-storage to remain while the rest of the parcels would be rezoned to Office.

Planner Harlicker indicated the existing use would be allowed to continue under the current zoning code. Commercial self storage is allowed as a conditional use if it can be screened from view from Coon Rapids Boulevard. He indicated this was a visible parcel of land when entering the City of Coon Rapids and redevelopment would enhance this site.

Commissioner Peterson commented it would benefit the property owners and the City to split the parcel and rezone only a portion to allow the current storage use to continue. He indicated Phase II shows Dot Storage would be completing a great deal of indoor storage.

Commissioner Hosch was not in favor of splitting the parcel or expanding the current use.

Commissioner Geisler stated the splitting of the site would create an island of industrial and would make the site less valuable. She indicated she would not support the rezoning split.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER HOSCH, TO APPROVE PLANNING CASE 10-13, THE PROPOSED ZONE CHANGE FROM INDUSTRIAL TO OFFICE BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO OFFICE IS CONSISTENT WITH THE LAND USE DESIGNATION OF OFFICE.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED REZONING TO OFFICE WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.

THE MOTION PASSED (PETERSON AND STEVENS OPPOSED).

This is a recommendation to the City Council that will be considered at the August 4, 2010 City Council meeting.

5. SITE PLAN APPROVAL

5A. PLANNING CASE 10-16 – LYLE CLEMENSON – CONVERSION AND EXPANSION OF HOME INTO AN OFFICE BUILDING AND CONSTRUCTION OF AN ACCESSORY BUILDING – 311 NORTHDAL E BOULEVARD – PUBLIC HEARING

It was noted the applicant is requesting site plan approval to for an 880 square foot addition to an existing building to convert the building into an office. Staff reviewed changes with the Commission since the staff report was drafted. The City street easement cannot be vacated, but could be changed to an access and utility easement. This would eliminate the 35 foot setback requirement from the easement. The applicant would like feedback from the Commission this evening and would then like the item postponed to the August meeting allowing them time for modifications.

Chairman Naeve opened the public hearing at 7:34 p.m.

Lyle Clemenson, the applicant reviewed the current plans for the site with the Commission.

Chairman Naeve questioned if the location would have any manufacturing or assembly taking place at this site.

Mr. Clemenson explained the site would not have any manufacturing or assembly as this would be entirely office space.

Chairman Naeve closed the public hearing at 7:35 p.m.

Commissioner Murphy indicated she was in favor of the site conversion.

Commissioner Geisler agreed and encouraged the applicant to work with the City and County to vacate the easement. She requested the applicant seek green alternatives when expanding the site.

Commissioner Stevens stated it was nice to see a new business coming to Coon Rapids.

Chairman Naeve requested shrubs be used to screen the foundation. She requested the applicant provide full details for the accessory building.

Mr. Clemenson stated he would be working with the site to save as many trees as possible.

MOTION BY COMMISSIONER STEVENS, SECONDED BY COMMISSIONER MURPHY, TO POSTPONE PLANNING CASE 10-16, A SITE PLAN TO CONSTRUCT AN 880 SQUARE FOOT ADDITION TO AN EXISTING BUILDING TO CONVERT THE BUILDING INTO AN OFFICE TO THE AUGUST 19, 2010 MEETING REQUESTING THE

PETITION PROVIDE STAFF WITH A LETTER SEEKING A 60 DAY EXTENSION. THE MOTION PASSED UNANIMOUSLY.

6. CONDITIONAL USE PERMIT

6A. PLANNING CASE 10-17 – MV TRANSPORTATION – REPAIR, REBUILDING, OR SERVICING BUSES – 9385 HOLLY STREET – PUBLIC HEARING

It was noted the applicant is requesting approval of a conditional use permit to allow repair and servicing of their fleet of buses and vans in conjunction with the operation of a bus terminal. The business will be located in an existing building. The bus terminal is a permitted use.

Ben Cletty, a representative of MV Transportation, stated the Fire Marshal has reviewed the site for the fuel tank installation and had no objections.

Chairman Naeve opened and closed the public hearing at 7:45 p.m., as no one wished to address the Planning Commission.

Commissioner Geisler questioned if the fuel tank had protective measures and would the required number of parking spaces be compromised by the tank.

Mr. Cletty stated the tank was a double fire guard tank and was five feet from the building. No parking spaces would be lost by the tank, but two steel bollards would be located around the tank and this would take up two parking stalls.

MOTION BY COMMISSIONER PETERSON, SECONDED BY COMMISSIONER GEISLER, TO APPROVE PLANNING CASE 10-17, THE PROPOSED CONDITIONAL USE PERMIT, BASED ON THE FINDING THAT IT MEETS THE STANDARDS OF CITY CODE SECTION 11-316, WITH THE FOLLOWING CONDITIONS:

1. ALL REPAIRS SHALL BE DONE INSIDE THE BUILDING AND NO OUTDOOR STORAGE OF PARTS OR VEHICLES UNDERGOING REPAIR SHALL BE ALLOWED.
2. ANY EXPANSION OF THE BUILDING AREA UTILIZED FOR REPAIRS AND SERVICING SHALL REQUIRE AN AMENDMENT TO THIS CUP.
3. ONLY BUSES AND VANS OWNED AND OPERATED BY THE APPLICANT SHALL BE REPAIRED OR SERVICED ON THIS SITE.
4. THE APPLICANT RECEIVES ALL NECESSARY PERMITS FROM THE BUILDING AND FIRE DEPARTMENT.

THE MOTION PASSED UNANIMOUSLY.

This is a decision made by the Planning Commission and shall stand unless appealed to the City Council within ten days after notification of the decision.

7. ZONE CHANGE

7A. PLANNING CASE 10-18 – ZONE CHANGE FROM GENERAL COMMERCIAL TO INDUSTRIAL – SOUTHWEST CORNER OF 117<sup>TH</sup> AVENUE AND JAY STREET – PUBLIC HEARING

It was noted City is requesting approval of a zone change from General Commercial to Industrial at the southwest corner of 117<sup>th</sup> Avenue and Jay Street.

Chairman Naeve opened and closed the public hearing at 7:50 p.m., as no one wished to address the Planning Commission.

Commissioner Hosch indicated she felt the recommended rezoning suited the property well.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO APPROVE PLANNING CASE 10-18, THE PROPOSED ZONE CHANGE AT THE SOUTHWEST CORNER OF 117<sup>TH</sup> AVENUE AND JAY STREET FROM GENERAL COMMERCIAL TO INDUSTRIAL BASED ON THE FOLLOWING FINDINGS:

1. THE PROPOSED REZONING TO INDUSTRIAL IS CONSISTENT WITH THE LAND USE DESIGNATION OF INDUSTRIAL.
2. THE PROPOSED REZONING IS COMPATIBLE WITH THE ADJACENT LAND USE DESIGNATIONS AND LAND USES.
3. THE PROPOSED REZONING TO INDUSTRIAL WOULD NOT HAVE AN ADVERSE IMPACT ON THE ADJACENT PROPERTIES.

THE MOTION PASSED UNANIMOUSLY.

This is a recommendation to the City Council that will be considered at the August 4, 2010 City Council meeting.

8. OTHER BUSINESS

Chairman Naeve reviewed a Met Council newsletter with the Commission. She reported this evening was the last meeting for Commissioner Hosch and thanked her for her service to the community. Chairman Naeve added that Commission Haag's final meeting was last month and the City would be seeking volunteers to serve on the Planning Commission.

9. TENTATIVE JUNE AGENDA

Noted.

MOTION BY COMMISSIONER HOSCH, SECONDED BY COMMISSIONER STEVENS, TO ADJOURN THE MEETING AT 7:54 P.M. THE MOTION PASSED UNANIMOUSLY.

Recorded and Transcribed by,  
Heidi Guenther  
Planning Commission Recording Secretary



**TO:** Planning Commission

**FROM:** Scott Harlicker  
Planner

**DATE:** August 19, 2010

**SUBJECT: Planning Case 10-16  
Site Plan  
Lyle Clemenson  
311 Northdale Boulevard**

### **INTRODUCTION**

Lyle Clemenson is requesting site plan approval for a 2000 square foot addition to an existing building to convert the building into an office with an attached garage.

### **ACTIONS**

Decision by Planning Commission  
Appeal if necessary to City Council

### **ATTACHMENTS**

Site Plan  
Building Elevations

### **60 DAY RULE**

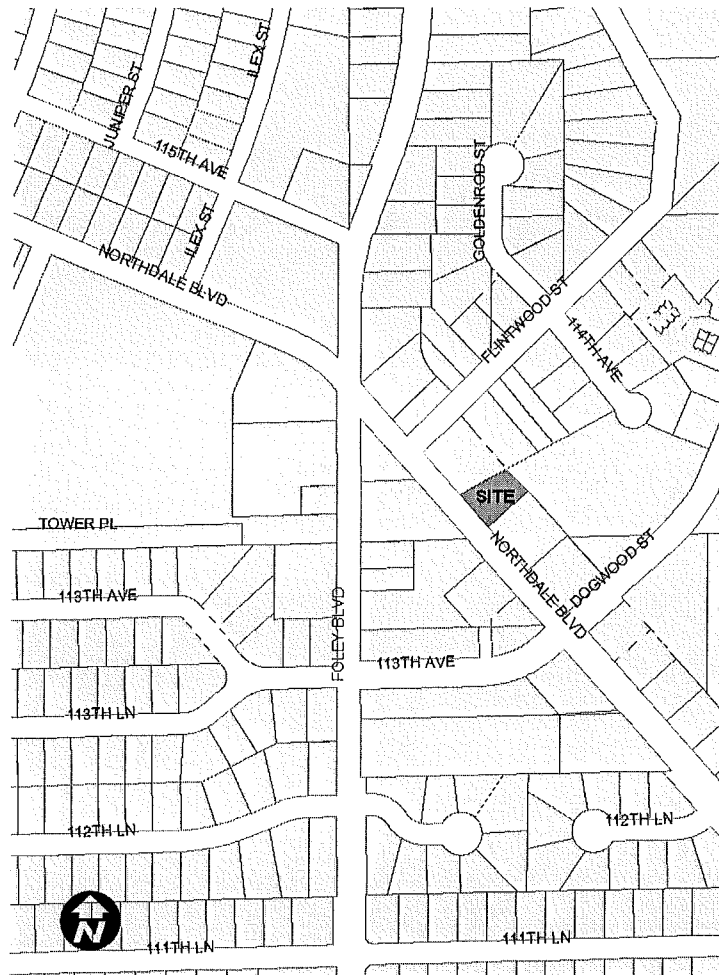
The applicant submitted this application on June 14, 2010. In order to comply with the requirements of Minnesota Statute §15.99, the 60-day review period for the site plan consideration the City extended the period 60 days to October 12, 2010.

### **LOCATION**

The location of the project is 311 Northdale Boulevard, the north side of Northdale Boulevard east of Flintwood Street.







### SURROUNDING ZONING AND LAND USE

	Existing Use	Comprehensive Plan	Zoning
<b>Subject Property</b>	Vacant house	Office	Office
<b>North</b>	City water treatment facility	Utility	Single Family Residential
<b>South</b>	Northdale Blvd. and	General Commercial	General Commercial
<b>East</b>	Vacant Commercial Building	Office	Office
<b>West</b>	Commercial building	Office	Office

# PROJECT DESCRIPTION

At the July 15<sup>th</sup> Commission meeting the Commission opened and closed the public hearing and postponed action on this proposal after hearing from the applicant and providing him with comments. Postponing action on the site plan allowed the applicant to apply to vacate the existing street easement and revise the site plan.

The applicant is proposing to construct a 968 square foot addition to an existing building to convert the building into an office and an attached 1032 square foot garage. The office building will be 1576 square feet in size. Five parking spaces are proposed in the rear of the lot. Access to the site will be from an existing driveway located within a street easement along the west property line. The street easement encumbers the west 30 feet of the lot. No buildings can be located within the easement, and, since it is a street easement, structures must be setback 35 feet instead of 10 feet and parking must be setback 20 feet instead of 5 feet.

The applicant has applied to vacate the 30 foot street easement. The applicant is proposing to change the street easement to an access easement and thereby eliminating the need for a 35 foot building setback and 20 parking setback. The City Council has scheduled a public hearing on this matter for September 7<sup>th</sup>.

Site Element and Requirement <u>General Commercial</u>		Proposed
<b>Site Area</b> – N/A		15,271 sf. (.35 ac.)
<b>Lot Coverage</b> - 40% maximum by buildings		17 % for the buildings
<b>Parking</b> – 1 space/300 sq. ft. of office space = 5 spaces		5 parking spaces are proposed
<b>Setbacks</b>	<b>Required</b>	
Northdale Blvd	30'	30'
East Property line	10'	10'
West property line	10'	45'
Parking from east and north property lines	5'	5'
Parking from west property line	5'	37'
<b>Height</b> – N/A		21.5'
<b>Landscaped Area</b> – N/A		3888 square feet (25%)

### **STAFF ANALYSIS AND STANDARDS FOR APPROVAL**

Site plans must meet the standards in Chapter 11-325 of the zoning code. Staff comments and analysis related to this section are stated below.

<b>Required Finding - Chapter 11-325 - General Requirements for All Site Plans</b>	<b>Staff Analysis and Comments</b>
(1) Be compatible with surrounding land uses	OK – The surrounding land uses are commercial.
(2) Preserve existing natural features whenever possible	OK – The applicant will be preserving the existing trees where possible.
(3) Achieve a safe and efficient circulation system	OK – The applicant is proposing to use the existing driveway from Northdale Boulevard to access the site. The adjacent commercial building to the west and the water treatment facility also use this driveway.
(4) Not place excessive traffic loads on local streets	OK – The local streets have been designed and constructed to accommodate the traffic generated by commercial businesses.
(5) Conform to the City's plans for parks, streets, service drives, and walkways	OK - There is an existing sidewalk along Northdale Boulevard. No changes are proposed.
(6) Conform to the City's Goals and Policies	OK
(7) Achieve a maximum of safety, convenience, and amenities	OK – A sidewalk will connect the front and side entrances with the driveway.
(8) Show sufficient landscaping	NO - See landscaping table below.
(9) Not create detrimental disturbances to surrounding properties	OK – The surrounding properties are commercial.

<b>Required Finding - Chapter 11-325 - General Requirements for All Site Plans</b>	<b>Staff Analysis and Comments</b>
(11) Meet Title 11, unless a variance is granted	NO – See parking discussion below.
(12) Show efforts to conserve energy whenever practical	OK

<b>Required Findings - 11-1200 General Office District Requirements</b>	<b>Staff Comment</b>
Building Character – Complimentary relationship to surrounding land uses.	OK – The project is complimentary to nearby commercial buildings.
Building Massing - variation, staggering, columns, short/uneven facades	OK–The elevation facing the street is broken by a portico over the front entrance and windows on both sides of the entry. The building's mass is not sufficient to warrant additional articulation.
Building Facades - articulation, awnings, window treatments, entries facing the street	OK – The windows and main entrance face Northdale Boulevard
Roof Shapes – variety through use of pitched, gable, or hip roofs or detailed parapets and cornices	OK – The office has a gable roof facing Northdale Boulevard. The roof will be a dark red standing metal seam.
Focal Element - elevation, towers, emphasis, canopies, entrance, etc.	OK – The focal element is the canopy over the front entrance.
Building Materials - high quality, allowed types, accents.	OK – Both buildings will be stucco the match the existing building.
Landscaping Compliance – Standards, irrigation, parking lot islands, ground cover, screening.	NO – See table and discussion below.

### LANDSCAPING TABLE

Location	Standard	Requirement	Proposed
<b>Street Frontage</b>			
Over-story	1/40' of frontage	3	existing trees
Shrubs	1/5' of frontage	26	0
Location	Standard	Requirement	Proposed
<b>Open Areas</b>			
Over-story	1/3000 sf of open area	2	existing trees
Evergreen	1/3000 sf of open area	2	0
Ornamental	1/1500 sf of open area	4	0
Shrubs	1/100 sf of open area	34	0
<b>Parking Lot</b>			
Landscaped Islands	3 % of parking lot	N/A	N/A

*Street Frontage = 130 linear feet*

*Open Area = 3,888 sq. ft.*

### Discussion

#### Landscaping

There are six mature oaks in the front yard and west side yard. These trees range in size from 28 inches to 10 inches in diameter. There are also three oaks in the back that range in size from 8 inches to 24 inches in diameter. These trees meet the overstory tree component of the landscaping standards. The applicant is not proposing any additional landscaping. He is requesting that the existing trees on site be applied towards meeting the overstory, evergreen and ornamental tree standards. So that the site complies with the landscaping standards, two evergreen trees, four ornamental trees and 60 shrubs are required. The landscaped areas should be sodded and irrigated.

#### Building Elevations

The building will be stucco to match the existing building. The office building and garage will have dark red standing seam metal gable roof.

#### Parking

The parking area does not have the required 24 foot wide drive aisle. The parking lot should be configured so that it meets the dimensional requirements. The parking area does not include concrete curb and gutter. The plans should be revised so that they are included.

### Signage

No signage is proposed at this time. All wall and freestanding signs will require sign permits.

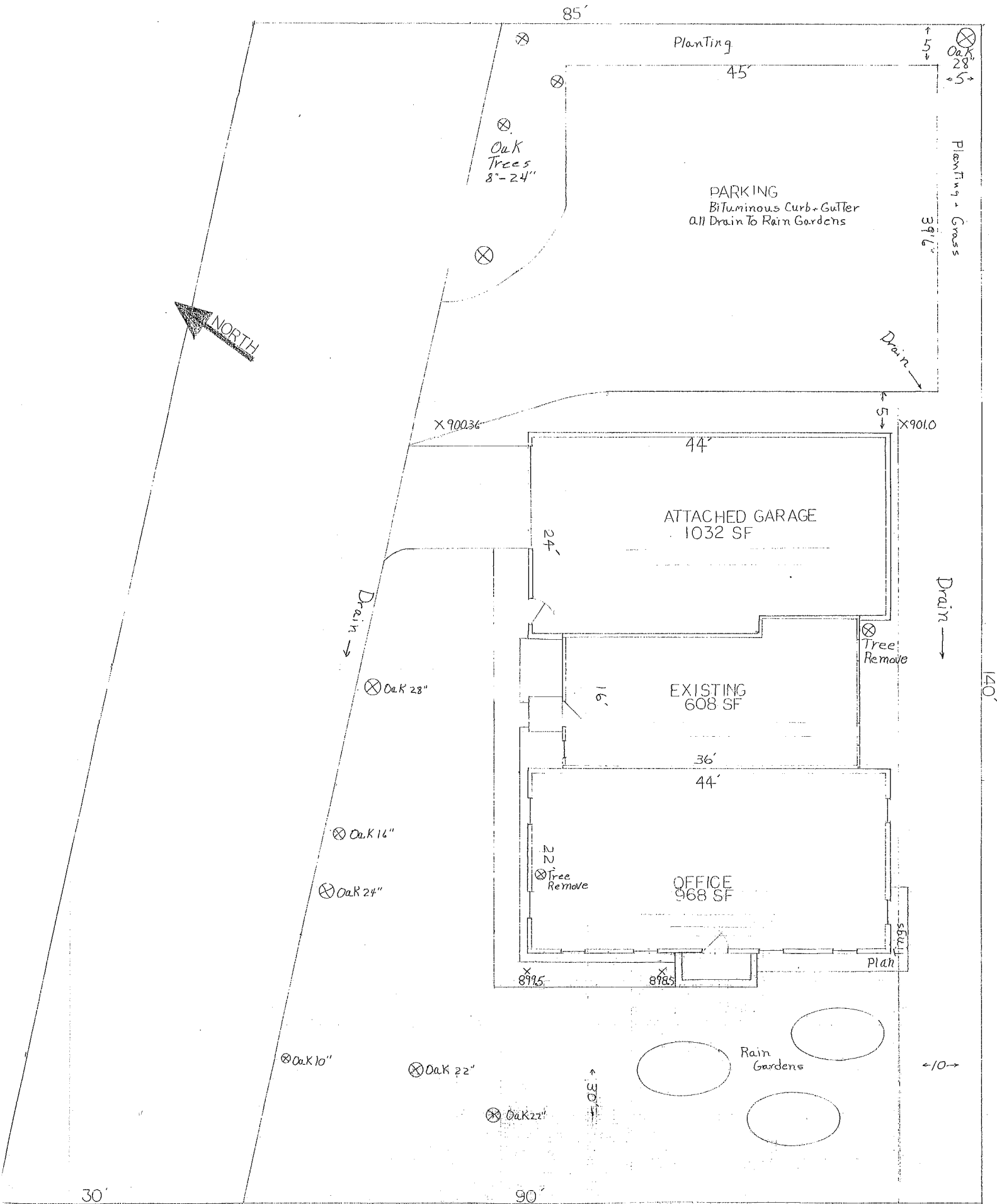
### Grading, Drainage and Utilities

The grading, drainage and utility plans will be reviewed and approved by the City Engineer. The applicant is proposing the use of rain gardens. The design of the rain garden is subject to the City Engineer's approval.

### **RECOMMENDATION**

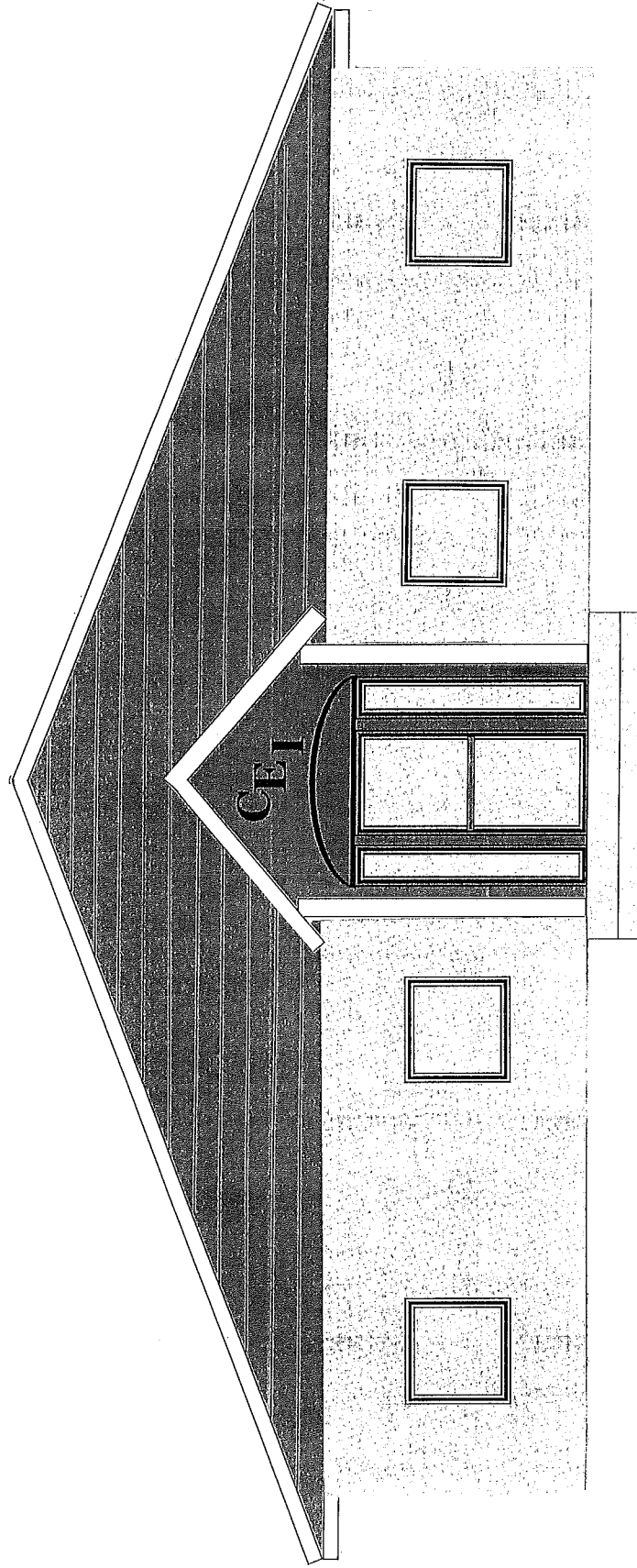
In Planning Case 10-16, recommend **approval** of site plan to construct a 968 square foot addition to an existing building to convert the building into an office and a 1032 square foot attached garage with the following conditions:

1. Compliance with Title 11 of the City Code.
2. The final grading, drainage (including rain gardens) and utility plans must address all comments of the City Engineer.
3. Entering into a site security agreement with the city.
4. The site plan must be revised to include two evergreen trees, four ornamental trees and 60 shrubs.
5. Replacement of any existing trees that die within two years following the issuance of the Certificate of Occupancy.
6. The landscaped areas must sodded and irrigated.
7. The parking lot must meet the required dimensions to include a 24 foot wide drive aisle.
8. The site plan must be revised to include concrete curb and gutter.
9. The City Council approval of the easement vacation to change the 30 foot wide street easement to an access and utility easement.



Scale 3/16"

Front



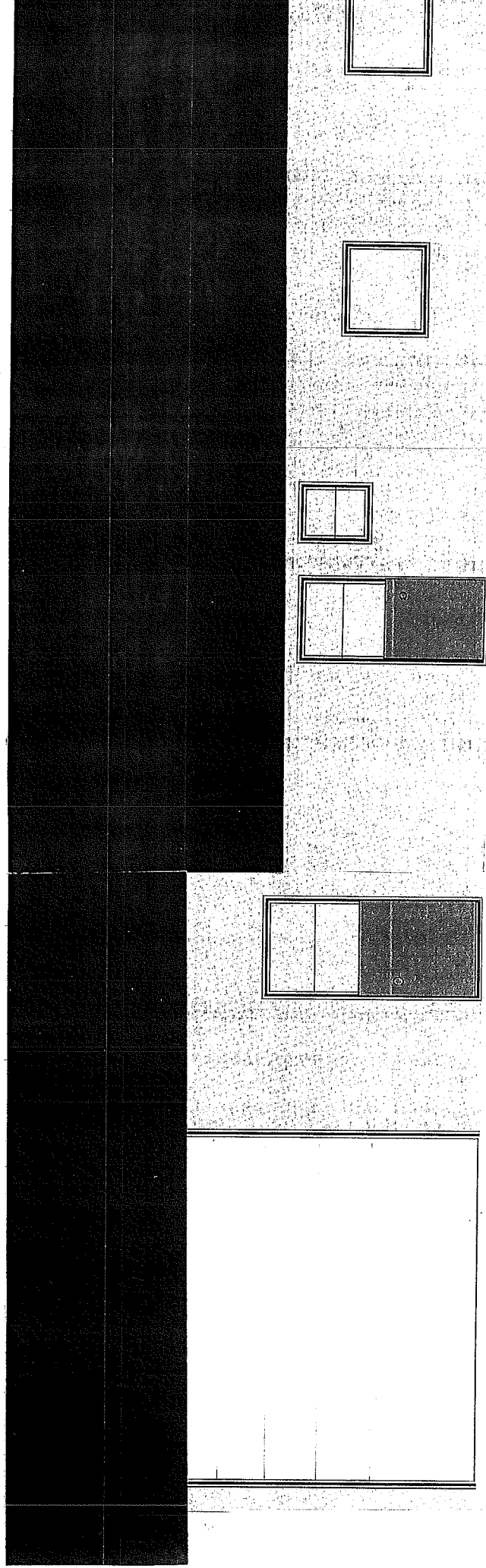
Northdale Blvd.

FINISH: Stucco (match existing)  
Metal siding in peak area

ROOF: Prefinished Standing Seam Metal 5/12 slope



Side

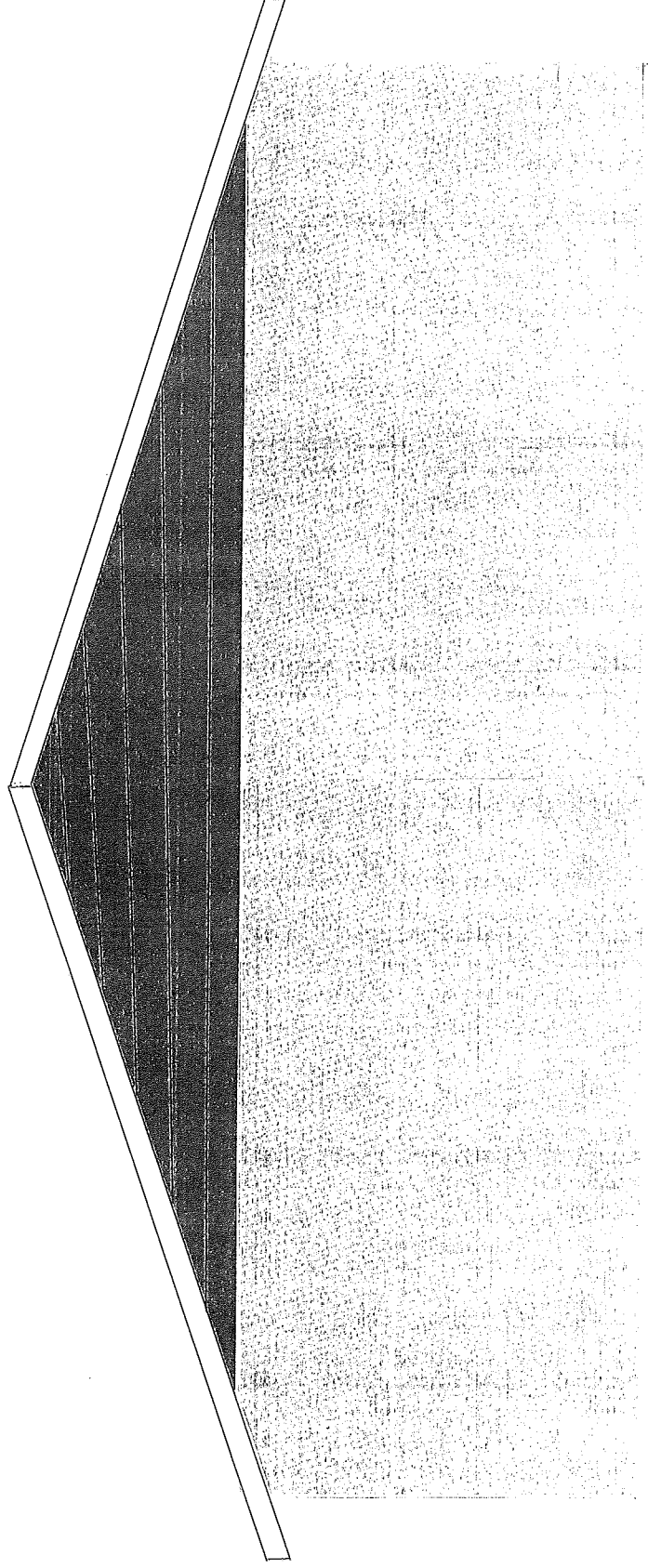


## Northwest View

FINISH: Stucco (match existing)  
Metal siding in peak area

ROOF: Prefinished Standing Seam Metal 5/12 slope

Rear



Northeast View



TO: Planning Commission  
FROM: Matt Brown, *MCB*  
Community Development Specialist *[Signature]*  
SUBJECT: **Planning Case 10-15  
City of Coon Rapids  
Final Port Master Plan  
Port Campus Square**  
DATE: August 19, 2010

## **INTRODUCTION**

The Planning Commission is asked to consider a final Port Master Plan for Port Campus Square.

## **ACTIONS**

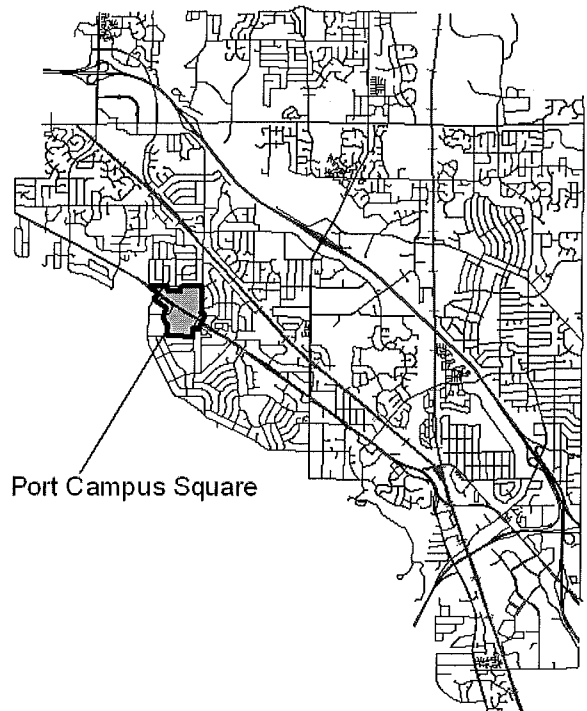
Recommendation by Planning Commission  
Decision by City Council, September 7, 2010

## **ATTACHMENTS**

Proposed Port Campus Square Master Plan  
Proposed Permitted and Conditional Uses, Port Campus Square

## **LOCATION**

Port Evergreen is located along Coon Rapids Boulevard generally between Crooked Lake Boulevard and Mississippi Boulevard.



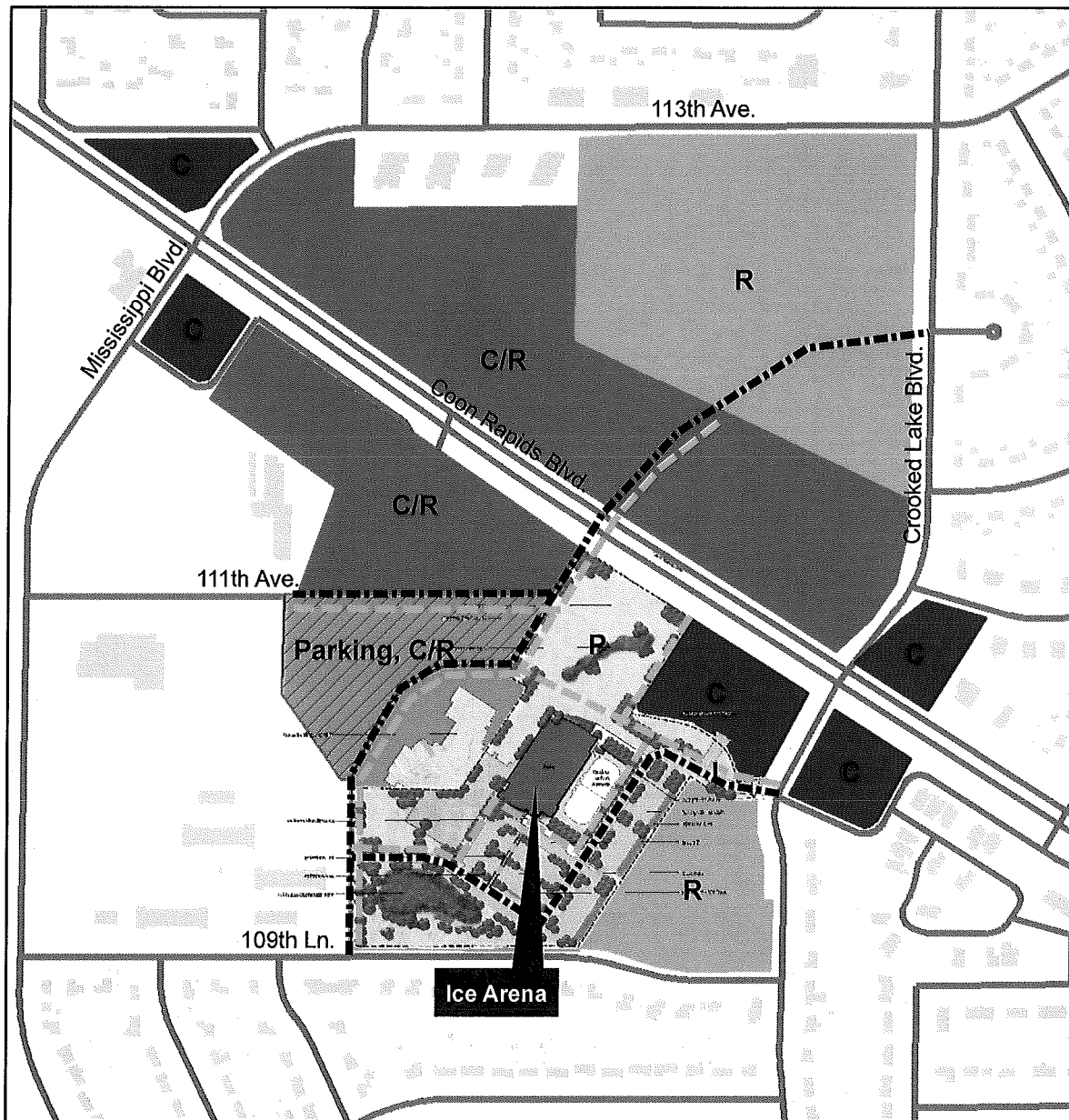
## **DISCUSSION**

The Planning Commission considered a Preliminary Port Master Plan in June and the City Council approved the preliminary plan on July 6. The Master Plan updates the existing plan for the area to incorporate plans for a new ice arena and accommodate a future community center. As required by City Code Section 11-2811, the Commission is now asked to consider a final Port Master Plan. The proposed Final Master Plan is identical to the Preliminary Master Plan. It envisions relocating the intersection of 111<sup>th</sup> Avenue and Coon Rapids Boulevard to the east adjacent to a new City park. Realignment of this intersection also allows for assembly of parcels on the south side of Coon Rapids Boulevard for redevelopment as either commercial or residential uses. While the City's ice arena and future phases of a community center would occupy most of the land south of Coon Rapids Boulevard, residential development is planned

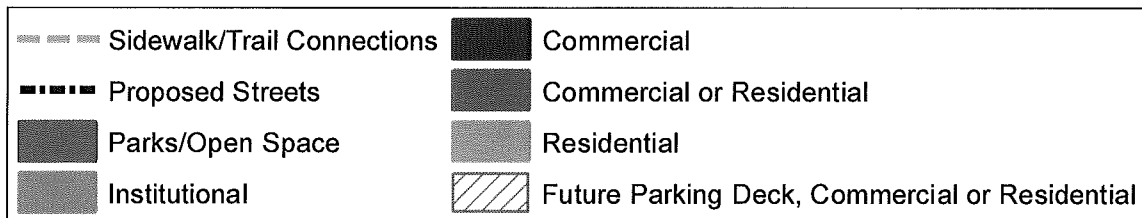
near the intersection of Crooked Lake Boulevard and 109<sup>th</sup> Lane. The land along the south side of 111<sup>th</sup> Avenue is planned for a combination of stacked parking for a future community center and mixed-use development. A new north-south public street connection is planned between 109<sup>th</sup> Lane and 111<sup>th</sup> Avenue. The area along the north side of Coon Rapids Boulevard is planned for either commercial or residential redevelopment, while much of the Family Center Mall site is planned for redevelopment as housing. Future land uses for the north side of Coon Rapids Boulevard largely reflect those proposed by the existing master plan for Port Campus Square. The City Council will consider the Final Port Master Plan on September 7.

### **RECOMMENDATION**

In Planning Case 10-15, **recommend approval** of the Final Port Master Plan for Port Campus Square.



# Port Campus Square Master Plan



# Port Campus Square Land Uses by Sub-Area

	Commercial	Residential	Commercial/ Residential	Institutional
<b>Residential Uses</b>				
Townhouse/single-family attached dwelling		P	P	
Multiple-family dwelling (more than four units)		P	P	
Live-work unit		P	P	
<b>Congregate Living</b>				
Community residential facility serving up to 16 residents		P	P	
Community residential facility serving more than 16 residents		C	C	
Dormitories		C	C	C
Nursing homes, boarding care, assisted living		P	P	
<b>Institutional and Civic Uses</b>				
Group family day care, family day care, group day care		P	P	P
Public or private grades K-12 schools				
College, university, seminary, etc.	C		C	C
Trade school, arts school, dance school, etc.	C		C	C
<b>Social, Cultural, Religious and Recreational Facilities</b>				
Public library	P		P	P
Community center, art center, museum	P		P	P
Public and private park, playground	P		P	P
Private nonprofit recreation center, pool	P		P	P
Church, chapel, synagogue, or similar place of worship	C		C	
<b>Public Service and Utilities</b>				
Governmental buildings and structures without outdoor storage	C		C	C
Public utility buildings and structures without outdoor storage	C		C	C
<b>Commercial and Office Uses</b>				
Offices	P		P	
Medical and dental clinics and offices	P		P	
Bed and breakfast residence (up to six rooms)	C		C	
Parking - principal use	C		C	
Service businesses	P		P	
Bank, financial institution	P		P	
Food and related goods	P		P	
General retail	P		P	
Eating places	P		P	
Day care center	P		P	
Funeral home, mortuary	P		P	
Laundromat (self-service)	P		P	
Hospital				
Motel, hotel, inn	C		C	
Photocopying	P		P	
Veterinary clinic (no exterior animal runs)	P		P	
Printing and publishing	C		C	
Studios of artists or craftspeople	P		P	
Service businesses with showroom or workshop, including office-warehouses (contractor, painter, etc.)	C		C	
Small appliance repair (excluding internal combustion engines)	P		P	
Theaters, assembly halls	C		C	
Health clubs and fitness centers	C		C	
Indoor recreation (bowling, billiards, etc.)	C		C	
Commercial outdoor recreation (swim club, miniature golf, etc.)	C		C	
Limited production and processing	C		C	
<b>Vehicle Services</b>				
Convenience stores with accessory car washes and/or fuel sales, provided no more than eight dispensing hoses may be operable simultaneously	C		C	
Convenience stores with accessory car washes and/or fuel sales, provided no more than 16 dispensing hoses may be operable simultaneously				
Auto repair, detailing or servicing with or without fuel sales	C		C	

P-Permitted Use, C-Conditional Use



TO: Planning Commission

FROM: Matt Brown, *MCB*  
Community Development Specialist *M*

SUBJECT: **Planning Case 10-19  
City of Coon Rapids  
Comprehensive Plan Amendment  
Port Campus Square**

DATE: August 19, 2010

### INTRODUCTION

The Planning Commission is asked to consider an amendment to the Comprehensive Plan to adopt a Port Master Plan for Port Campus Square.

### ACTIONS

Recommendation by Planning Commission  
Decision by City Council, September 7, 2010

### ATTACHMENTS

Proposed Text Amendment  
Existing Land Use Designations  
Proposed Land Use Designations

### LOCATION

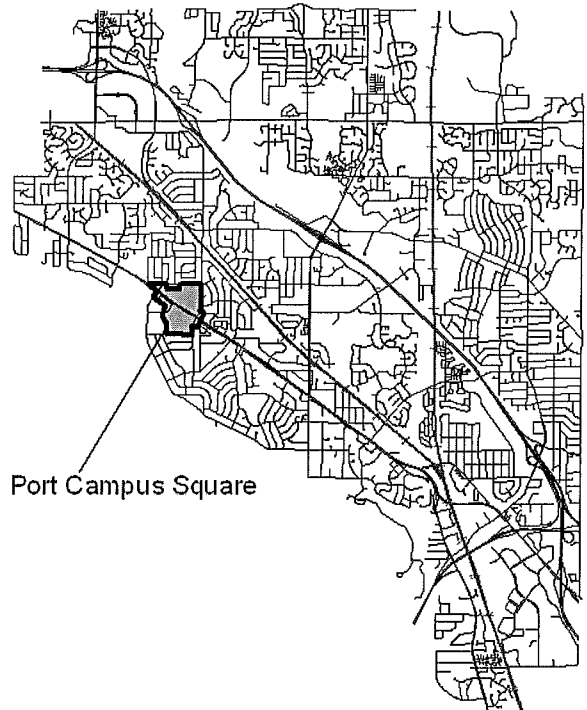
Port Evergreen is located along Coon Rapids Boulevard generally between Crooked Lake Boulevard and Mississippi Boulevard.

### DISCUSSION

The Planning Commission has considered a revised Master Plan for Port Campus Square and is now asked to consider amending the Comprehensive Plan to memorialize that small-area plan. Chapter 2 of the Comprehensive Plan, Land Use, should be amended to reflect the future land uses established by the Port Campus Square Master Plan. Map L-5, Future Land Use should also be amended to reflect these changes. The City Council will consider these amendments on September 7.

### RECOMMENDATION

In Planning Case 10-19, **recommend approval** of the amendments to Chapter 2 and Map L-5 of the Comprehensive Plan incorporating future land uses established by the Port Campus Square Master Plan.



## Land Use

**TABLE 2-8: Land Use and Sewer Flow Analysis**

Land Use	Allowed Density Range Housing Units/Acre		Sewer Flow Assumptions (gallons/acre)	Existing million gallons per day (mgd)	Planned million gallons per day	Flow Increase in million gallons per day
	Minimum	Maximum				
<b>Residential Land Uses</b>						
Low Density Residential	2	4	392	2.5	2.7	0.2
Medium Density Residential	4	7	785	0.7	0.8	0.1
High Density Residential	7	30	1,962	0.6	0.7	0.1
Mixed Use Primarily Residential (70% min.)	7	30	1,373	0.0	0.2	0.2
<b>C/I Land Uses</b>	Est. Employees/Acre					
Commercial	20		1,200	1.1	0.9	-0.2
Industrial	20		1,200	0.6	0.7	0.1
Office	20		1,200	0.1	0.3	0.2
Mixed Use Primarily C/I (70% min.)	20 (70%)		840	0.0	0.2	0.2
Extractive				0.0	0.0	0.0
<b>Public/Semi Public Land Uses</b>						
Institutional				0.0	0.0	0.0
Parks and Recreation				0.0	0.0	0.0
Open Space/ Agricultural/Undeveloped				0.0	0.0	0.0
Roadway Rights of Way				0.0	0.0	0.0
Utility				0.0	0.0	0.0
Railroad				0.0	0.0	0.0
Airport				0.0	0.0	0.0
<b>TOTAL</b>				<b>5.6</b>	<b>6.4</b>	<b>0.9</b>

### Coon Rapids Boulevard

The Coon Rapids Boulevard corridor, stretching from the Blaine border on the east to the Anoka border on the west, has undergone several changes in recent years. While the corridor used to include a majority of the City's commercial and institutional uses, it has been transformed due to the out-migration of many of the principal users to newer or more accessible commercial developments, including Riverdale, Woodcrest Drive, the Northtown area, and the Northdale-Hanson area. This transformation has meant that existing buildings have been converted to lower value uses, redeveloped to new uses, or remained vacant for extended periods of time. Portions of the corridor also include obsolete commercial uses and incompatible housing. In 2000, the *Coon Rapids Boulevard Framework Plan* was adopted as part of the City's Comprehensive Plan. The



## Land Use

*Framework Plan* addresses transportation enhancements, public improvements, land use, site and building design for new development, and priorities for redevelopment. This Chapter of the Comprehensive Plan sets a goal of periodically updating the *Framework Plan* to respond to changing conditions and new priorities. Given that redevelopment along Coon Rapids Boulevard represents a major component of future land use changes in the City, this section outlines and updates the land use policies recommended by the *Framework Plan*.

**-Port Districts.**—The *Framework Plan's* overall land use recommendation is that commercial and high-density residential development should be concentrated in a handful of nodes. Four of these nodes, known as “Preservation Or Renovation Tracts,” or PORTs, have been given a special zoning designation to ensure that redevelopment occurs in accordance with a master plan for each area, and are considered priorities for redevelopment. These areas include: Port Evergreen (between Highway 47 and Foley Boulevard), Port Riverwalk (between East River Road and Egret Boulevard), Port Campus Square (between Crooked Lake and Mississippi Boulevards), and Port Wellness (between Round Lake Boulevard and the Anoka City limits). Land uses in each PORT are dictated by adopted master plans, which refine the future land uses outlined in this plan. Development within the PORTs must adhere to the adopted master plan, which further refine land uses allowed by the zoning district. Areas along Coon Rapids Boulevard in between the PORTs, which presently include a variety of land uses, are planned for primarily moderate density residential redevelopment. This redevelopment has been encouraged by means of an overlay zoning district. Some neighborhood commercial development is appropriate between the PORTs, but is expected to be concentrated at existing nodes at Hanson Boulevard, Xavis Street, and Pheasant Ridge Drive.

~~This Chapter of the Comprehensive Plan sets a goal of periodically updating the *Framework Plan* to respond to changing conditions and new priorities. Given that redevelopment along Coon Rapids Boulevard represents a major component of future land use changes in the City, this section outlines and updates the land use policies recommended by the *Framework Plan*.~~ Land use policies for specific areas along Coon Rapids Boulevard are as follows:

**Port Riverwalk.** Areas along Coon Rapids Boulevard between the “Y” at East River Road and Egret Boulevard are priorities for redevelopment. The City demolished the Coon Rapids Shopping Center to make way for a major redevelopment on the south side of Coon Rapids Boulevard. Primarily moderate and high-density housing is planned for this area. Neighborhood commercial and small-scale office development is planned for the north side of Coon Rapids Boulevard. As redevelopment occurs, the street network should be modified to include a new street parallel to Coon Rapids Boulevard connecting Egret Boulevard and Avocet Street. Future development on the north side of Coon Rapids Boulevard would be served by a new street behind the development extending

## Land Use

from Egret Boulevard to Avocet Street. The vacant land and storage facility east of Coon Rapids Boulevard Extension, while not included in the PORT, should be guided for office development, rather than the current industrial designation.

**Port Campus Square.** The area between Crooked Lake Boulevard and Mississippi Boulevard, near Anoka-Ramsey Community College, is the City's second priority for redevelopment. Moderate and high density residential development are planned for the existing Family Center Mall site on the north side of Coon Rapids Boulevard and the strip commercial development with poor visibility on the south side of the street. Parcels fronting Coon Rapids Boulevard are planned for commercial, office, or mixed-use redevelopment. A portion of this area would also be an appropriate location for a community center in combination with other uses. The area between Crooked Lake Boulevard and Mississippi Boulevard is a priority for redevelopment. The Master Plan for Port Campus Square envisions relocating the intersection of 111<sup>th</sup> Avenue and Coon Rapids Boulevard to the east adjacent to a new City park. Realignment of this intersection also allows for assembly of parcels on the south side of Coon Rapids Boulevard for redevelopment as either commercial or residential uses. While the City's ice arena and future phases of a community center would occupy most of the land south of Coon Rapids Boulevard, residential development is planned near the intersection of Crooked Lake Boulevard and 109<sup>th</sup> Lane. The land along the south side of 111<sup>th</sup> Avenue is planned for a combination of stacked parking for a future community center and mixed-use development. A new north-south public street connection is planned between 109<sup>th</sup> Lane and 111<sup>th</sup> Avenue. The area along the north side of Coon Rapids Boulevard is planned for either commercial or residential redevelopment, while much of the Family Center Mall site is suitable for redevelopment as housing.

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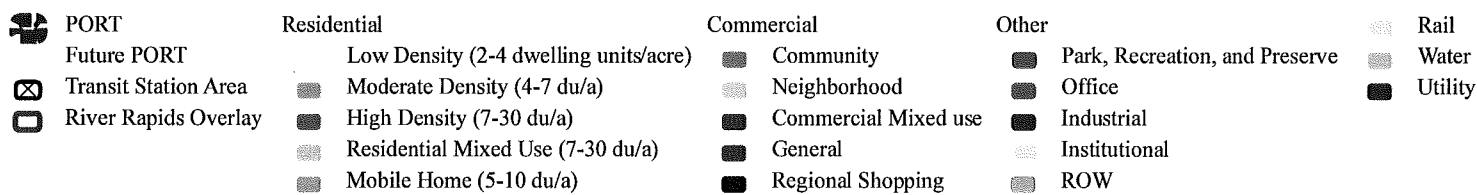
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**Port Evergreen.** Areas along Coon Rapids Boulevard generally between Foley Boulevard and Highway 47 have experienced a fair amount of redevelopment in recent years. While some commercial development exists in this area, it is envisioned that offices will continue to be the predominant land use in the future, with vacant and underutilized parcels redeveloping as such. Some supporting commercial uses, such as restaurants and hotels, are also planned along Coon Rapids Boulevard with neighborhood or convenience commercial uses near its intersection with Foley Boulevard. The single-family neighborhood north of Coon Rapids Boulevard and south of Highway 610 is slated for eventual redevelopment with office uses. The City should update the Master Plan for Port Evergreen to show the future street network through this area.

**Port Wellness.** While the area between Round Lake Boulevard and the west City limits, near Mercy Hospital, is generally a viable office and commercial district, several opportunities exist for redevelopment. Primarily office and institutional uses are planned for both sides of Coon Rapids Boulevard to accommodate future expansions of the hospital and additional medical office development. Some commercial development is planned for the northwest corner of Coon Rapids and Round Lake Boulevards, on the former Carlson Toyota site. The City should consider expanding the PORT boundaries to



## Existing Land Use Designations, Port Campus Square



## Proposed Future Land Use Designations



**TO:** Planning Commission

**FROM:** Scott Harlicker,  
Planner

**DATE:** August 19, 2010

**SUBJECT:** Planning Case 10-20  
Zone Change from  
General Commercial to  
Riverdale Station  
Transit District

## INTRODUCTION

The City is initiating a zone change that involves applying the recently adopted Riverdale Station Transit District to property adjacent to the Northstar commuter rail station (Riverdale Station). The district will encourage the development of a neighborhood center that is transit oriented to the station.

## ACTIONS

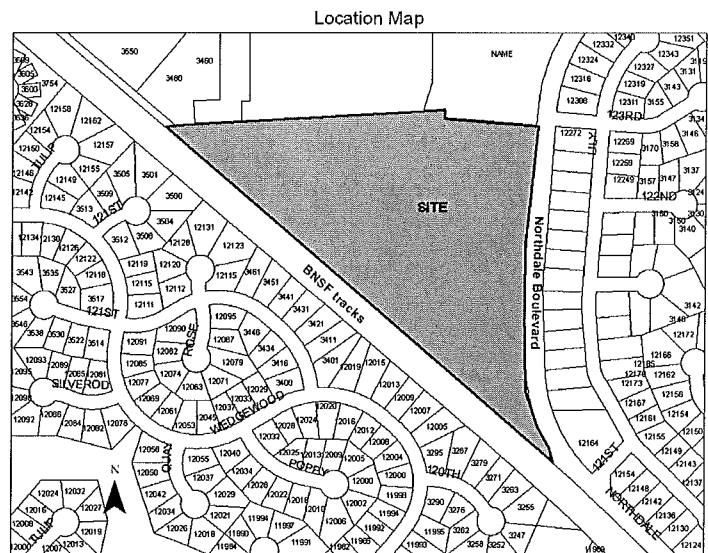
Conduct a public hearing  
Recommendation by Planning Commission  
Introduction of ordinance by City Council on September 7<sup>th</sup>

## ATTACHMENTS

Zoning Map  
Land Use map

## LOCATION

The property is located north of BNSF Railroad tracks, west of Northdale Boulevard and south of Riverdale Commons



***Surrounding Uses***

	Existing Use	Comprehensive Plan	Zoning
<b>Site</b>	Vacant and commuter rail station	Residential Mixed Use	General Commercial
<b>North</b>	Shopping Center	General Commercial	General Commercial
<b>South</b>	BNSF railroad tracks / Single family residential	Low Density Residential	Low Density Residential 2
<b>East</b>	BNSF railroad tracks / Single family residential	Low Density Residential	Low Density Residential 2
<b>West</b>	Northdale Blvd./Single family residential	Low Density Residential	Low Density Residential 2

**DISCUSSION**

**Background**

The recently updated Comprehensive Plan identified this site as an area to be developed in a way that will support the adjacent Northstar commuter rail station. To further this policy, in June the City Council approved an ordinance amendment that created the Riverdale Station Transit District.

The area that is included in this district is the station itself and the undeveloped 15 acres adjacent to the station. The purpose of the Riverdale Station Transit District is to set forth design guidelines and site considerations for the development of the area adjacent to the station as a transit oriented development. The station area will also be developed so that it provides a transition between the existing uses and the station. These two goals will be accomplished by providing a mix of uses, building types, and streets and landscaping.

**ANALYSIS**

The Planning Commission should give consideration to the evaluation criteria found in Section 11- 307 when making their recommendation on rezoning requests.

Section 11-307 Criteria	Comments
Effect of public health, safety, order, convenience, and general welfare in the area.	<b>OK</b> - The proposed zoning will not adversely impact area. The proposed rezoning will support the adjacent commuter rail station and allow development that is compatible with the adjacent residential and commercial uses.

Section 11-307 Criteria	Comments
Effect on present and potential surrounding land uses.	<b>OK</b> – The existing commuter rail station is an allowed use and the remainder of the site is undeveloped. The uses allowed in the district support the rail station. The mix of residential and neighborhood commercial uses are compatible with the nearby residences and commercial uses.
Conformance with the Comprehensive Land Use Plan.	<b>OK</b> - The Comprehensive Plan has identified the site as Transit Station Area. The rezoning will guide potential redevelopment of the property towards such a use.
Conformance with any applicable development district.	<b>OK</b> – There is no applicable district plan in this area.

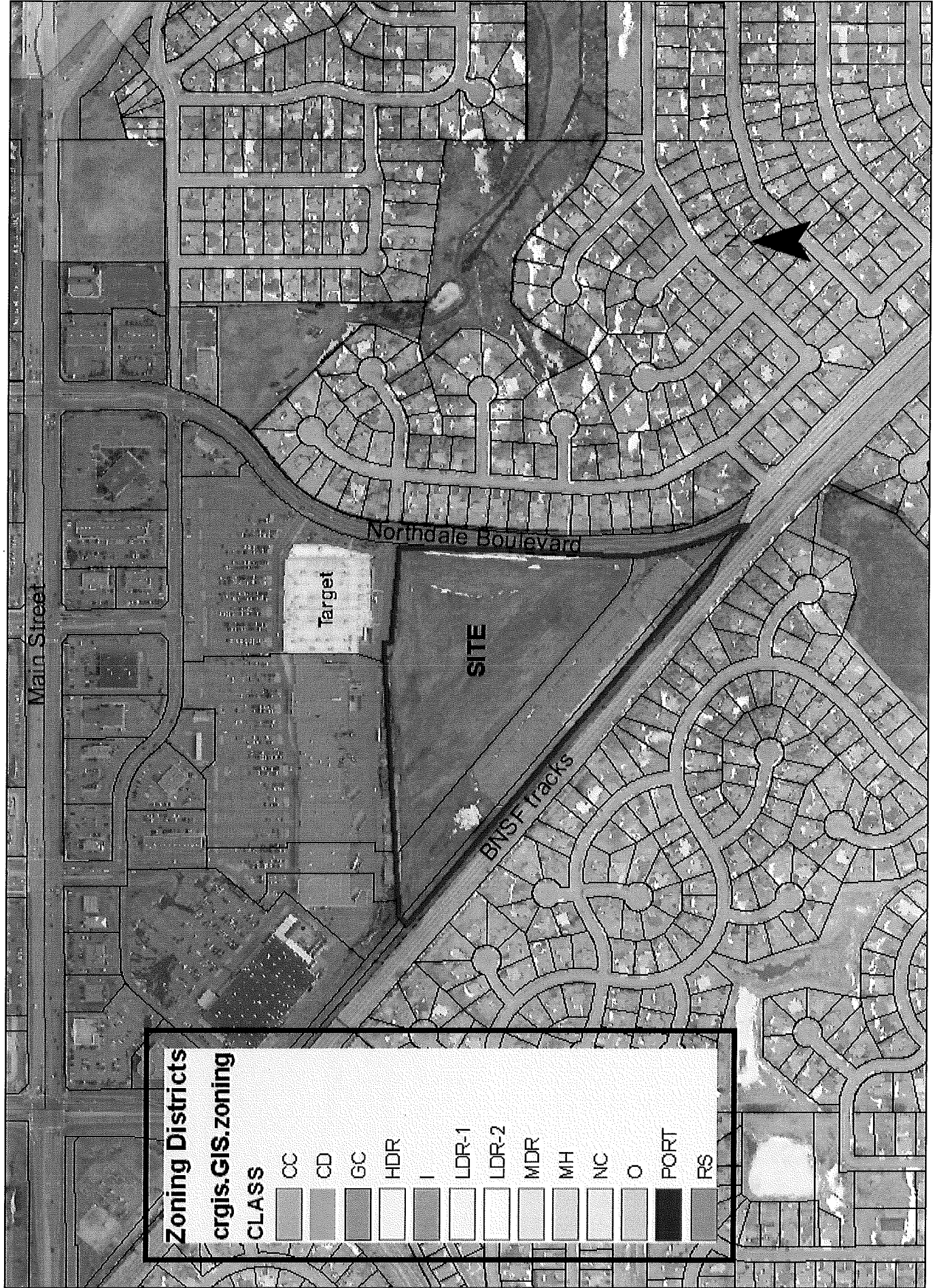
### **RECOMMENDATION**

In Planning Case 10-20, recommend **approval** of the proposed zone change based on the following findings:

1. The proposed zone change would be consistent with the Comprehensive Land Use Plan.
2. The proposed zone change is compatible with the surrounding zoning districts and land uses.
3. The proposed zone change would not have an adverse impact on the area.



# Zoning Map





Land Use Map

